

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52	-54	WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Owner 1:	52-54 WESTMINSTER AVE LLC			
Owner 2:				
Owner 3:				
Street 1:	C/O KEITH OSHEA			
Street 2:	3218 HARBOR DR			
Twn/City:	ST AUGUSTINE			
St/Prov:	FL	Cntry:		Own Occ: N
Postal:	32084			Type:

PREVIOUS OWNER

Owner 1:	O SHEA KEITH -		
Owner 2:	-		
Street 1:	52 WESTMINSTER AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 7,133 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1848, having primarily Clapboard Exterior and 1958 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7133		Sq. Ft.	Site		0	70.	0.80	6			Topo	-10					399,413						399,400	

Total AC/HA:	0.16375	Total SF/SM:	7133	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	399,413	Spl Credit		Total:	399,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7133.000	465,000		399,400	864,400
Total Card	0.164	465,000		399,400	864,400
Total Parcel	0.164	465,000		399,400	864,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	441.41	/Parcel:	441.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	465,000	0	7,133.	399,400	864,400	864,400	Year End Roll	12/18/2019
2019	104	FV	363,600	0	7,133.	393,700	757,300	757,300	Year End Roll	1/3/2019
2018	104	FV	363,600	0	7,133.	302,400	666,000	666,000	Year End Roll	12/20/2017
2017	104	FV	341,600	0	7,133.	285,300	626,900	626,900	Year End Roll	1/3/2017
2016	104	FV	343,000	0	7,133.	262,500	605,500	605,500	Year End	1/4/2016
2015	104	FV	232,900	0	7,133.	245,400	478,300	478,300	Year End Roll	12/11/2014
2014	104	FV	232,900	0	7,133.	226,000	458,900	458,900	Year End Roll	12/16/2013
2013	104	FV	241,900	0	7,133.	226,000	467,900	467,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O SHEA KEITH,	64144-451		8/27/2014	Convenience	100	No	No		
SELIG ARTHUR E	54115-389		1/7/2010	Change>Sale	338,000	No	No		
	13292-54		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/15/2015	1938	New Wind	18,236					windows & door
8/18/2014	1009	Redo Kit	20,000		8/18/2014			Remodel kitchen.
8/1/2013	1157	Manual	5,000	C				
10/5/2011	1252	Wood Dec	4,000					replace existing r
9/14/2010	2013	Add Bath	30,000					1/2BATH/REDO BATH
8/23/2010	1020	Manual	24,500					REPAIR FIRE DAMAGE
12/4/2006	1048	Re-Roof	5,500					

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2016	Measured	DGM	D Mann
10/14/2016	Permit Visit	DGM	D Mann
8/18/2014	Info Fm Prmt	PC	PHIL C
5/5/2014	External Ins	PC	PHIL C
1/10/2014	Info Fm Prmt	EMK	Ellen K
4/7/2011	Info Fm Prmt	BR	B Rossignol
12/6/2008	Meas/Inspect	201	PATRIOT
11/2/2000	Hearing N/C	153	PATRIOT
4/18/2000	Inspected	270	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	40048
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	20:11:09

LAST REV

Date	Time
10/10/17	14:48:38
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